



Town of Tyngsborough
Planning Board
25 Bryants Lane,
Tyngsborough, Massachusetts 01879-1003
Office: (978) 649-2300 ext. 115

MINUTES
October 2, 2014
APPROVED

Attachments:

1. Meeting Agenda
2. 347 Middlesex Rd. Special Permit Application – 9/2/14
3. David E. Ross Associates Project Rvw. for 347 Middlesex Rd. – 10/1/14
4. Department Comments for 347 Middlesex Rd.

Members Present: Steve Nocco, Chairman
Kimberly O'Brien, Vice Chairman
Tom Delmore
Caryn DeCarteret
Steve O'Neill
Jesse Johnson, David E. Ross Associates

7:00pm - Meeting called to order by Chairman Steve Nocco

7:02pm **347 Middlesex Rd. (M19, P9, L0)** – Site Plan and Major Business use Special Permit application for the proposed construction of a 7,000 s.f. retail/office building, and a 35,000 s.f. storage building with associated utilities.

T. Delmore: Motion to waive the reading of the abutters list and legal notice.

S. O'Neill: 2nd the motion

In Favor: 5 Opposed: 0

Passes: 5-0

Applicant engineer Mark Piermarini appeared before the Board regarding this project. The site is an 11 acre parcel known now as Tyngsborough Gardens. The applicant is the owner of Top Line Granite and is intending to move his business to the 347 Middlesex Rd. site. The intent is to build a 7,000 s.f. office and retail showroom, and a 28,000 s.f. 8-bay storage and fabrication building. There will be 64 parking spaces for approximately 20 employees. In addition, the existing center entrance will be eliminated with a new entrance located at the south end of the lot.

Board engineer J. Johnson submitted an extensive report of deficiencies in the plans that must be addressed. Most notably, several requirements from the Zoning By-Laws, plan design omissions, and drainage analysis data must be addressed before the Board can make any decisions.

Abutter Robert Provencher from 19 Highland St. voiced several concerns with the project including the aesthetics of the proposed buildings; the noise from construction, and the wet saws during granite fabrication; the integrity of the rock face and surrounding homes if blasting is necessary; and the impact on an ancient stone wall in the vicinity of the project.

Abutter Herb Derosiers from 31 Highland St. was also concerned with the noise and the impact on the surrounding neighborhood. In addition, resident Corey Lambert from 204 Middlesex Rd. was concerned about the traffic impact on the Post Office.

Chairman S. Nocco assured the residents that this project was being thoroughly scrutinized with regards to adherence to all Zoning By-Laws and industry standards. In addition, there would be periodic inspections by multiple departments during the course of construction to ensure that all requirements are being met.

Since the applicant was not present at the meeting, and due to the extensive revisions required to the plans, this hearing will need to be continued.

S. O'Neill: Motion to continue this hearing to October 16, 2014 at 7pm

K. O'Brien: 2nd the motion

In Favor: 5 Opposed: 0

Passes: 5-0

ADMINISTRATIVE

T. Delmore: Motion to approve the minutes from August 21, 2014 as written

C. DeCarteret: 2nd the motion

In Favor: 3 Opposed: 0 Abstain: 2

Passes: 3-0-2

T. Delmore: Motion to approve the minutes from September 4, 2014 as written

C. DeCarteret: 2nd the motion

In Favor: 3 Opposed: 0 Abstain: 2

Passes: 3-0-2

S. O'Neill: Motion to approve the minutes from September 18, 2014 as written

T. Delmore: 2nd the motion

In Favor: 4 Opposed: 0 Abstain: 1

Passes: 4-0-1

7:40pm

T. Delmore: Motion to adjourn
S. O'Neill: 2nd the motion
In Favor: 5 Opposed: 0
Passes: 5-0

Minutes respectfully submitted by,
Pamela Berman
Planning Board Administrative Assistant